

Tonight's Outline

- ◆ Please sign in!
- ◆ Welcome – Allen Bjergo, facilitator
- ◆ Overview
- ◆ Ground Rules
- ◆ Introductions
- ◆ Informational presentation – John Lavey, planning staff
- ◆ Question and answer period
- ◆ Adjourn

Countywide Zoning in Ravalli County



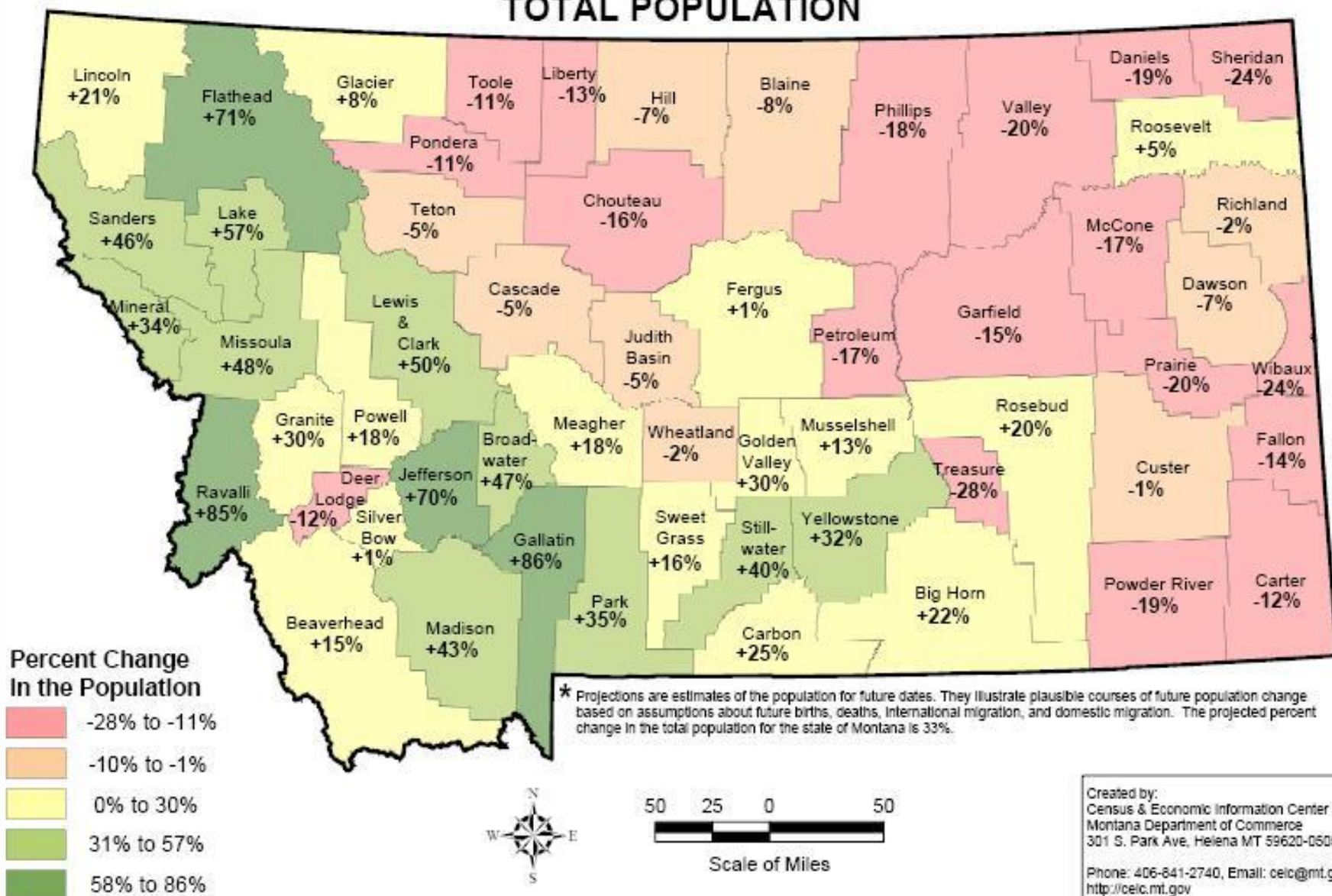
Overview

- ◆ Introduction
- ◆ Zoning Work Plan and Timeline
- ◆ Zoning: The Basics
- ◆ Zoning Goals
- ◆ Public Involvement Plan
- ◆ Planning Committees
- ◆ Question & Answer Session

MONTANA POPULATION PROJECTIONS*

Percent Change between Census 2000 and NPA Projections for 2030

TOTAL POPULATION



Introduction (Cont'd)

- ◆ December 2002: BCC adoption of the Growth Policy
- ◆ November 2004: Public votes to approve the Growth Policy
- ◆ August 2005: BCC establishes long range planning priorities for Planning Dept.
- ◆ Spring 2006: BCC endorses Planning Board land use subcommittee
- ◆ November 2006: Citizens enact interim zoning
- ◆ December 2006: BCC adopts countywide zoning as a strategic planning priority
- ◆ January 2007: BCC adopts countywide zoning work plan

March 7, 2007

Zoning Work Plan

- ◆ It proposes...
 - Implement countywide zoning in two phases
 - Phase one: Establish Density, Use, Setbacks, Height Countywide
 - Phase two: Detailed regulations for specific areas
- ◆ Why this approach?

Zoning Work Plan (cont'd)

- ◆ Montana State Law
 - Use, Setbacks, Height
- ◆ Why density?
 - Focus of the interim zoning regulations
 - Expressed interest of the BCC
 - Consistent issue raised during subdivision review

Zoning Work Plan (cont'd)

- ◆ What must be done?
 - Establish Countywide Zoning Work Plan (DONE)
 - Create Public Involvement Plan (In Progress)
 - Create Zoning Regulations (In Progress)
 - Develop Land Capability and Suitability Analysis (In Progress)
 - Create Zoning Map (Not Started)
 - Adopt Zoning Regulations and Map (Not Started)

Approximate zoning timeline

2006		2007												2008							
Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	
Public Involvement Process																					
Zoning Regulations																					
		Public Involvement Plan																			
		Land Capability and Suitability Analysis																			
							Develop public process for creating zoning maps														
											Public Process to create zoning maps										
														Adopt countywide zoning resolution, regulations, and map							
																Zoning Phase Two					

Overview

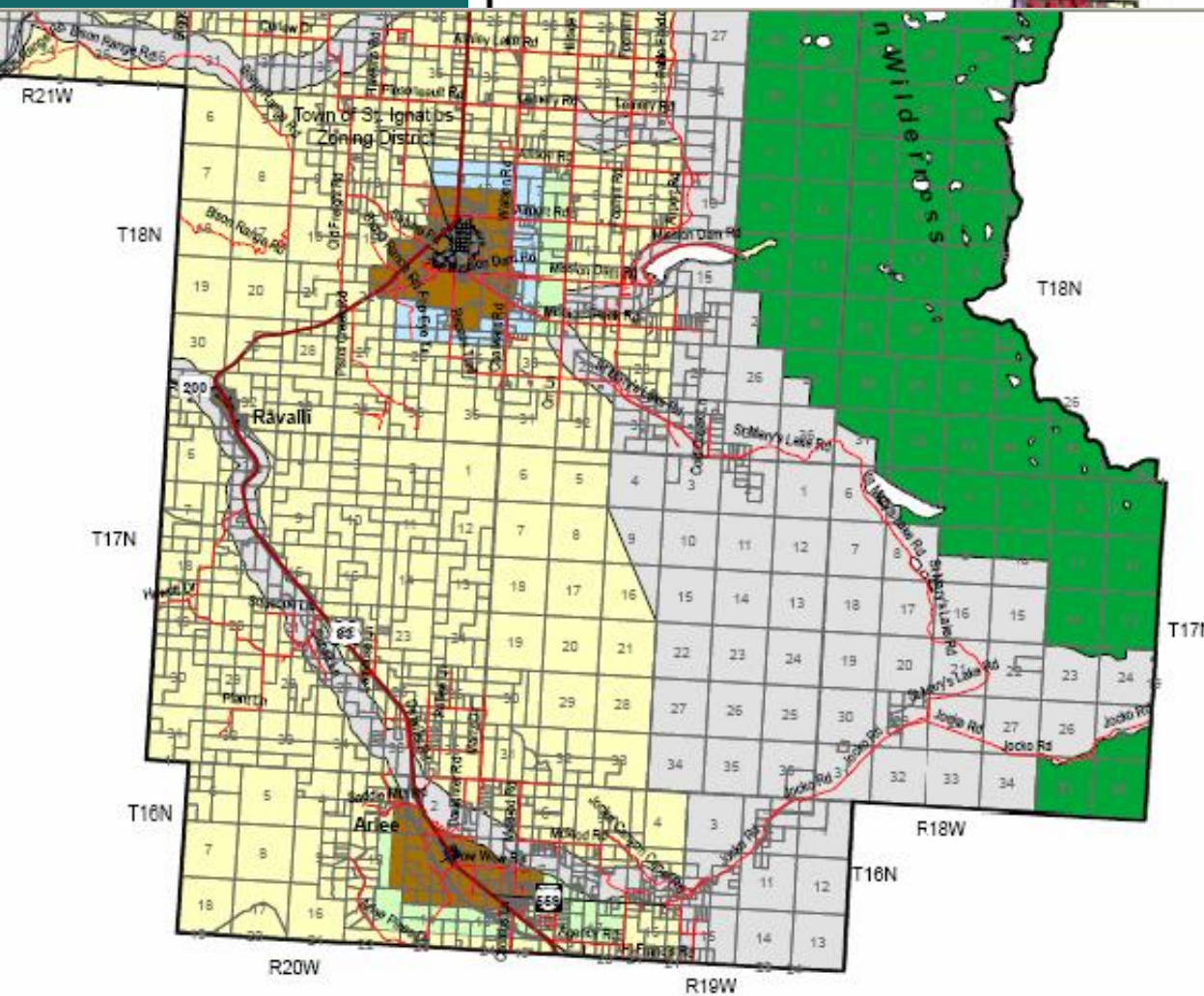
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Zoning: The Basics

- ◆ What is zoning?
 - A method of land use regulation
 - For the purpose of controlling the use of land
- ◆ How does zoning work?
 - Zoning is a legal process
 - Zoning is a legal process



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Legend

Roads & Hwys

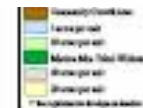
- Rural road
- City street
- Local highway
- State highway
- US highway
- Townships
- Zoning Districts

* For specific zoning district regulations, please contact the Lake County Planning Dept.

Development Density Regions

- 1.5 acres per unit
- 2 acres per unit
- 2.5 acres per unit
- Community Growth Area
- 5 acres per unit
- 10 acres per unit
- Mission Mtn. Tribal Wilderness
- 40 acres per unit
- 20 acres per unit

** See regulations for development densities

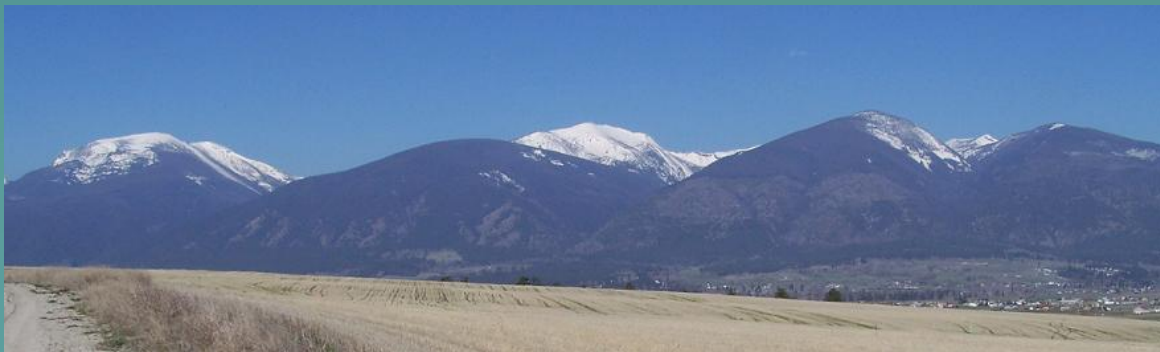


Zoning Goals

- ◆ What should zoning do for Ravalli County?
 - Separate incompatible uses
 - Increase predictability
 - Identify limitations for development
 - Manage growth
 - Allow for community decisions

Zoning and the Growth Policy

- ◆ How does the zoning process relate to the Growth Policy?
 - Implements the Goals and Policies of the Growth Policy
 - Zoning must be substantially compliant with the Growth Policy



March 7, 2007

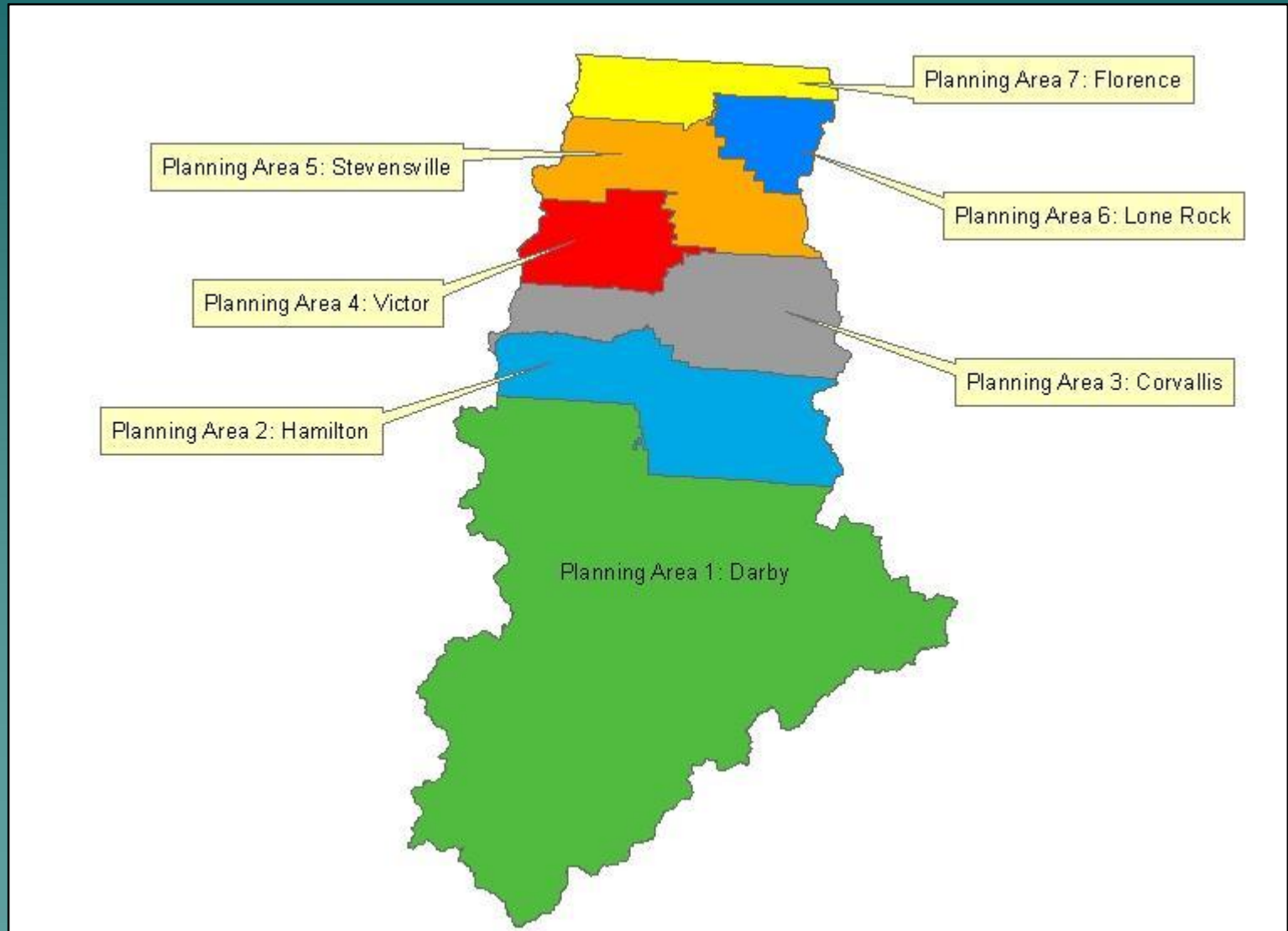
Public Involvement Plan

- ◆ A plan for public involvement throughout zoning process
- ◆ An adaptable document
- ◆ A guide to the process
- ◆ Stresses community involvement
- ◆ Key points for gathering and distributing information

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Planning Committees: Areas



Planning Committees

- ◆ What – A small group of interested and reliable community members
- ◆ Where – In each planning area
- ◆ How – Planning staff / Planning Board provide technical assistance
- ◆ Responsibilities
 - Facilitates meetings in planning area
 - Learns about and reviews draft regulations
 - Reviews and comments on land suitability maps and analysis
 - Helps to create zoning map for planning area
 - Works with other planning areas/communities

Next Steps

- ◆ Informational meetings:
 - Florence Gym 7:00pm, March 7, 2007
 - Darby Clubhouse 7:00pm, March 14, 2007
 - Hamilton, First Interstate Building, 7:00pm, March 21, 2007
- ◆ Zoning Overview meetings – later this spring
- ◆ Land capability/suitability meetings – late spring/early summer

What can you do?

- ◆ Volunteer to be on your local Planning Committee
- ◆ Fill out the sign-up sheet
- ◆ Pass the word!

Contact Information

Ravalli County Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840

Phone: 375-6530

Fax: 375-6531

www.ravalliacounty.mt.gov/planning

planning@ravalliacounty.mt.gov